

Planning Environment and Development Committee Minutes 4:00pm Wednesday 7 October 2015

COUNCILLOR	PRESENT	LEAVE	APOLOGY	ABSENT
OC Hasler	X			
RG Swain (Chair)	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			
SENIOR STAFF				
General Manager (E Groth)	X			
Executive Manager Business Systems and Governance (C Formann)			X	
Acting Director Planning and Environmental Services (D Ausling)			X	
Manager Development and Planning (C Hunt)	X			

*** Two casual vacancies exist due to the recent passing of the Late Hans Allgayer and the resignation of Mr Tim Duddy.*

ELECTION OF CHAIRPERSON

Councillor RG Swain vacated the Chair of the Planning Environment and Development Committee.

The General Manager called for nominations for the position of Chair.

Councillor RG Swain was nominated by Councillor OC Hasler, seconded Councillor GA Griffen.

The General Manager declared Councillor RG Swain elected Chair of the Planning Environment and Development Committee for the ensuing 12 month period.

CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Planning Environment and Development Committee Meeting held on Wednesday 2 September 2015 were circulated.

*Committee Recommendation
Moved Councillor C FULLER
Seconded Councillor GA GRIFFEN*

DECLARATION OF INTEREST

COUNCILLOR	ITEM	REPORT	P	SNP	NSNP	RC	REASON
NIL							
STAFF	ITEM	REPORT	P	SNP	NSNP	RC	REASON
NIL							

P – Pecuniary

SNP – Significant Non Pecuniary

NSNP – Not Significant Non Pecuniary

RC – Remain in Chamber during consideration/discussion of item

COMMUNITY CONSULTATION

Mr George Avar, representing the Gunnedah Show Society, will be in attendance to make a presentation in relation to Development Application No. 2015/071 – Construction of New Horse Stables – Lot 7035 DP1029310, Gunnedah Showground, View Street, Gunnedah.

ITEM 1	Planning Proposal – Lot 1 DP 825588, ‘Glenbrae’, 3935 Longarm Road, Rangari; Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836
MEETING	Planning, Environment and Development – 7 October 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Gunnedah Local Environmental Plan, 2012 Environmental Planning & Assessment Act, 1979
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Council plans and guides the development of Gunnedah area. Operational Plan 1.2.2.4 Assess and process development proposals in accordance with the Environmental Planning and Assessment Act.
ATTACHMENTS	Planning Proposal – Gateway Application

COMMITTEE RECOMMENDATIONS:

That Council:

1. Prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979, for the amendment of the Gunnedah Local Environmental Plan 2012, to amend the ‘Land Zoning Map’ for all of Lot 1 DP825588, “Glenbrae” 3935 Longarm Road, Gunnedah, and part of the following lots - Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836 from E3 *Environmental Management* to RU1 *Primary Production*;
2. Forward the draft planning proposal to the Department of Planning and Infrastructure for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Act; and
3. Request that the Director General of the Department of Planning and Infrastructure issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Act in respect of the planning proposal.

*Committee Recommendation
Moved Councillor OC Hasler
Seconded Councillor GA Griffen*

COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST
OC Hasler	X			
RG Swain	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			

Note: This item will be dealt with at the Council Ordinary Meeting to be held on Wednesday 21 October 2015 as it outside the Planning Environment and Development Committee's delegated powers.

PURPOSE

This report is seeking the Council's determination of a Planning Proposal to amend the *Gunnedah Local Environmental Plan (LEP) 2012*.

Background

Council resolved at the September Extraordinary meeting to give favourable consideration to a Planning Proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Gunnedah. The report also noted that adjacent land, which is of similar characteristics, should also be investigated for possible rezoning.

COMMENTARY

Council has received a planning proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Rangari from E3 Environmental Management to RU1 Primary Production. The land is located on Longarm Road, approximately 40 kilometres north, north-east of Gunnedah.

Figure 1. Location Plan

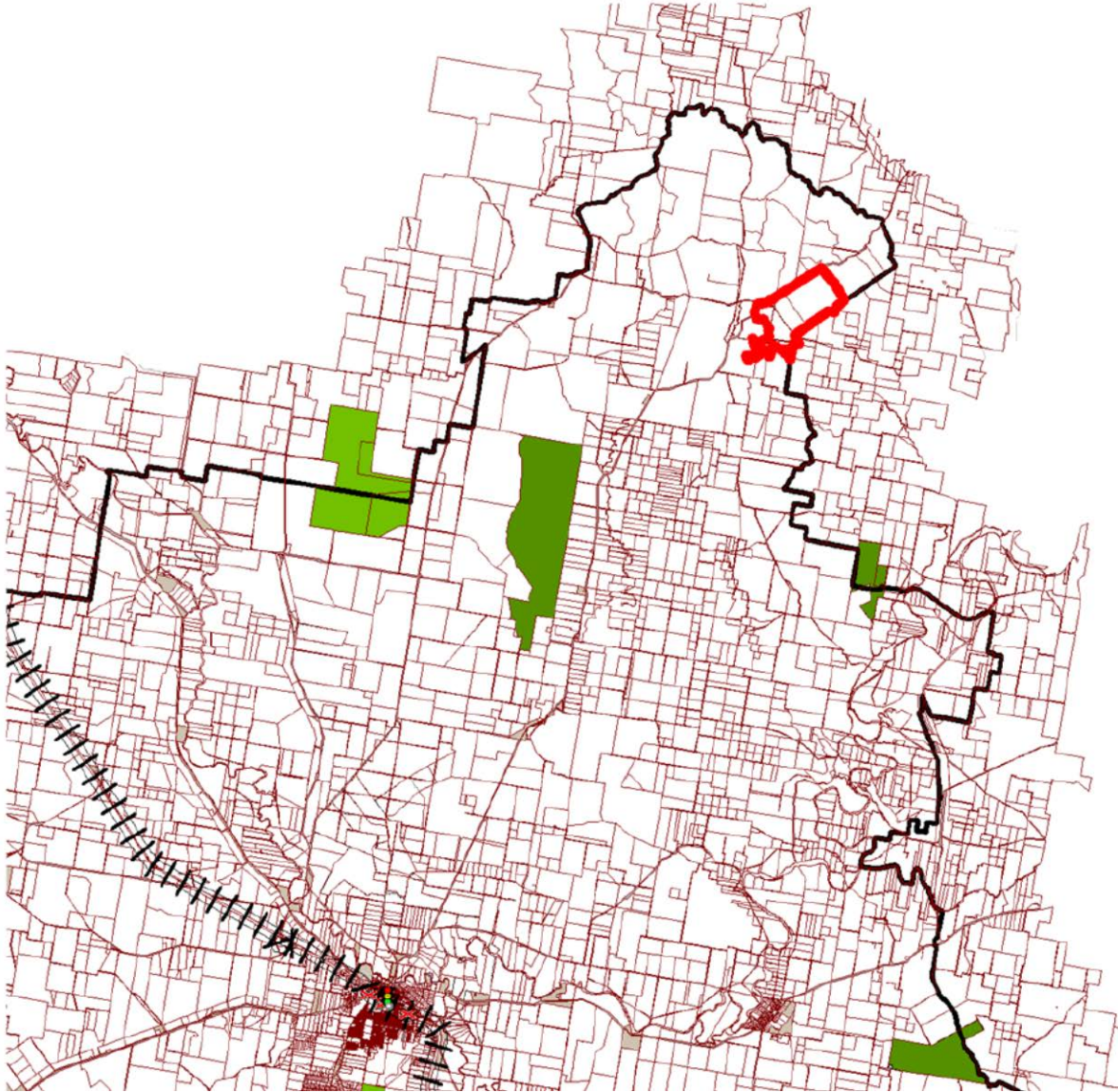


Figure 2. Subject land illustrating current land zoning map

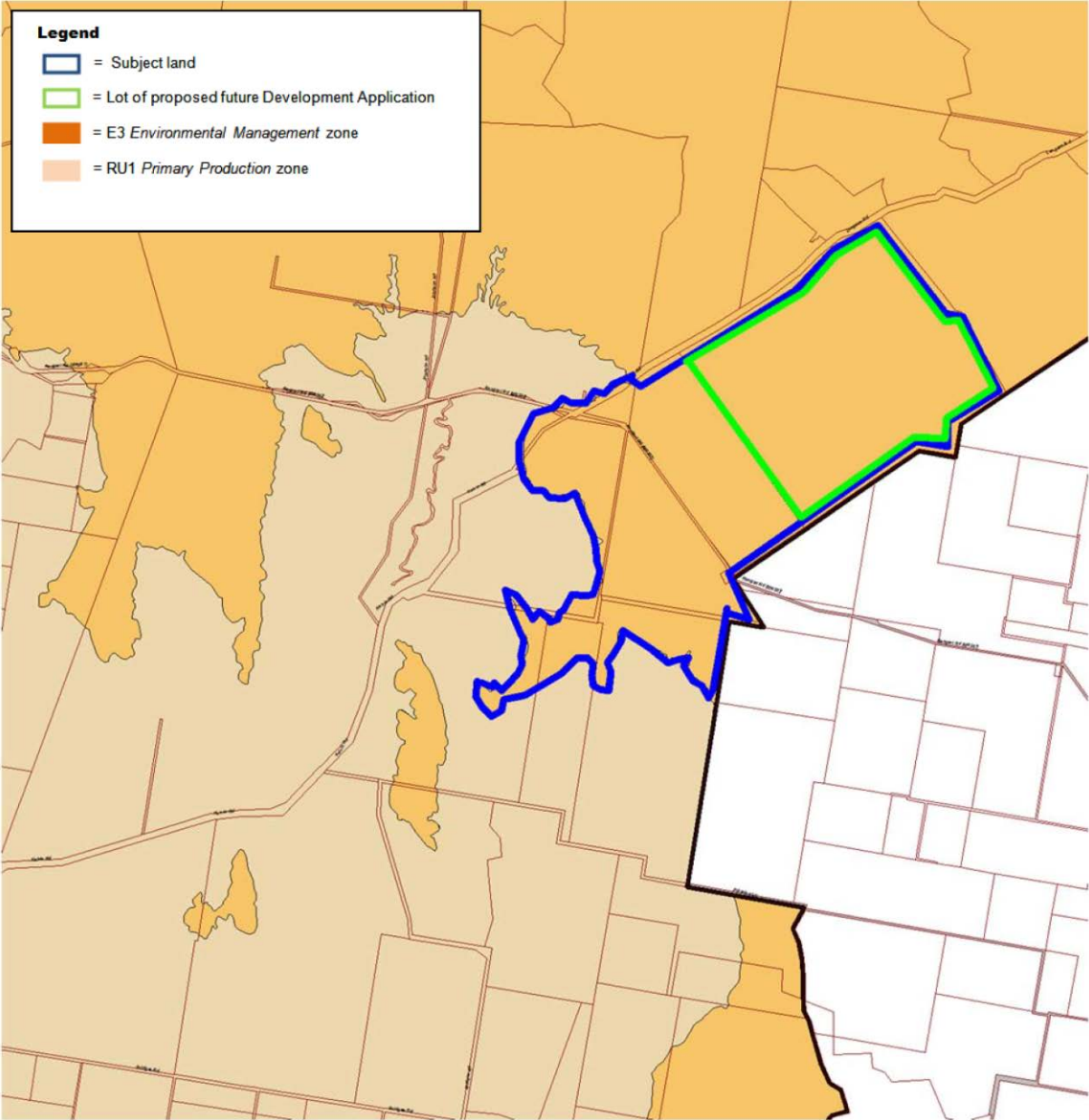
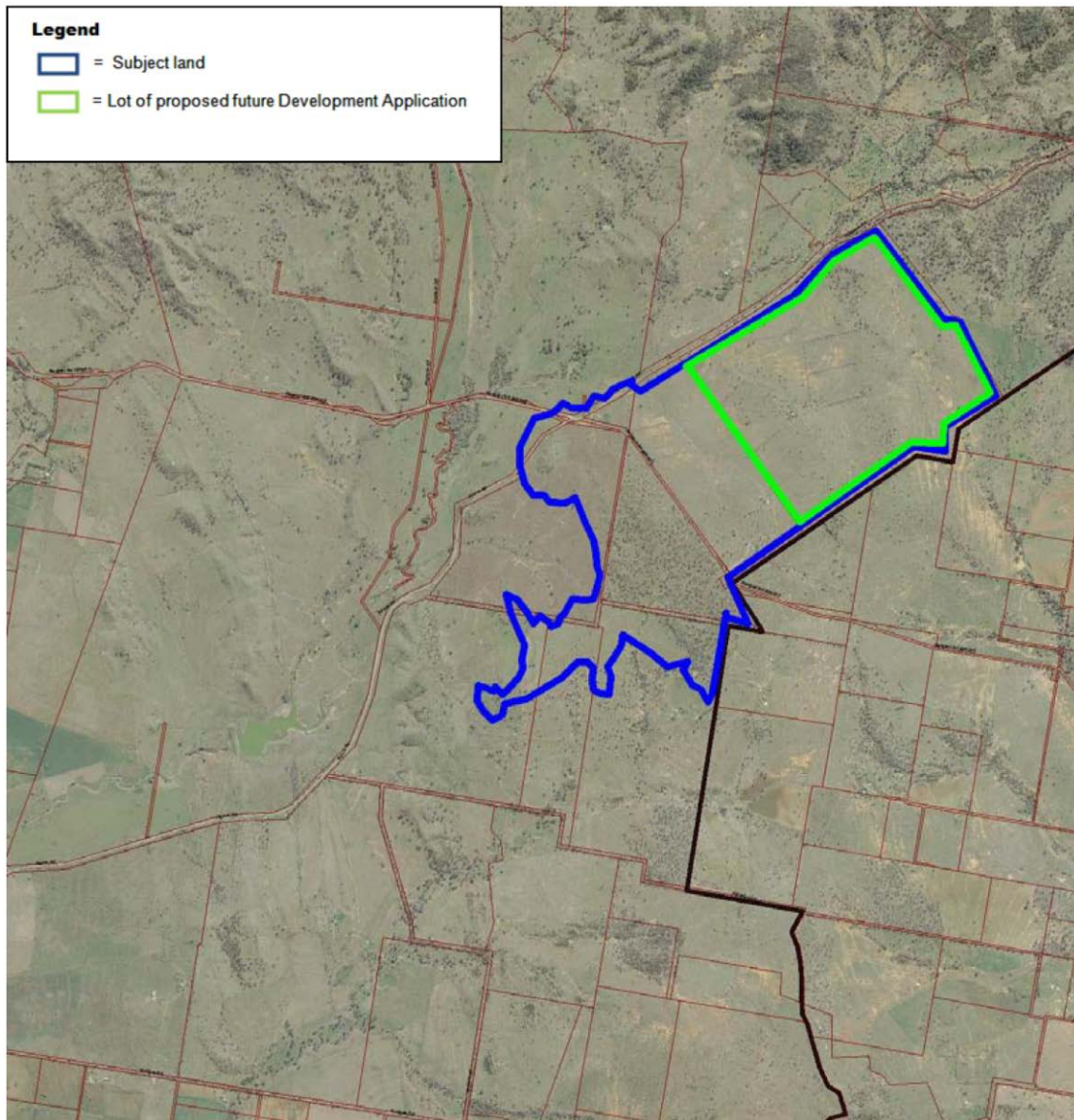


Figure 3. Aerial photo of subject land



Current Zoning

The subject land is currently zoned E3 *Environmental Management* under the provisions of the *Gunnedah LEP (2012)*. The delineation of E3 *Environmental Management* and RU1 *Primary Production* zones was determined by topographic mapping, with land greater than 450 metres Australian Height Datum (AHD) in elevation being zoned E3 *Environmental Management*. The environmental management zone generally contains land which has undulating topography and large areas of remnant vegetation. The objective of this zone is to:

- *Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *Provide for a limited range of development that does not have an adverse effect on those values.*

Planning Proposal

The planning proposal aims to rezone the subject land from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah LEP (2012)*. The purpose of the rezoning is to enable future development of the site for an '*intensive livestock agriculture*' operation. '*Intensive livestock agriculture*' operations are prohibited within the E3 *Environmental Management* zone, but are a permitted use within the RU1 *Primary Production* zone.

The subject land has a long history of agricultural use and has been extensively cleared for agricultural use. It does not present qualities such as special ecological, scientific or aesthetic value, which are a feature of the E3 Environmental Management zone. It was identified in the 1983 topographic mapping as having large areas of eroded ground. However, much of this eroded ground has improved with the installation of contour banks and tree planting to manage runoff. The land is fairly evenly graded with low relief over the site. The land is not dissimilar in character or land-use to other surrounding land which is zoned RU1 *Primary Production*.

As noted in the report to the August Planning, Environment and Development Committee, that adjacent land should also be included in the proposed rezoning to ensure that there is not an isolated parcel of RU1 *Primary Production* land within the E3 *Environmental Management* zone. The identified land is also consistent with the characteristics of the subject site. Consequently, it is recommended that the following land (as illustrated in Figure 2) also be included in the planning proposal as:

- part of Lot 2 DP178083, "Fourways", 4000 Kelvin Road, Rangari;
- Lot 87 DP754946, "The Meadows", 2670 Rangari Road, Rangari;
- part of Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari;
- part of Lot 1 DP190411, "Rangari", 3103 Kelvin Road, Rangari;
- Lot 99 DP1140224, Rangari Road, Rangari;
- Lots 7001 and 7002 DP1073061,
- Lot 2 DP1172836

Conclusion

It is recommended that the Planning Proposal to amend the *Gunnedah LEP 2012* 'Land Zoning Map' for the identified lands from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah Local Environmental Plan (2012)*, be supported.

ITEM 2	Development Application No. 2015/071 – Construction of New Horse Stables – Lot 7035 DP1029310, Gunnedah Showground, View Street, Gunnedah
MEETING	Planning Environment and Development – 7 October 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Environmental Planning & Assessment Act, 1979 Gunnedah Local Environmental Plan, 2012 Gunnedah Development Control Plan, 2012
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Councils plans and guides the development of Gunnedah area. Operational Plan 1.2.2.4 Assess and process development proposals in accordance with the Environmental Planning and Assessment Act
ATTACHMENTS	Nil

OFFICER'S RECOMMENDATIONS:

1. That Development Application No. 2015/071 involving the construction of two new stable blocks, removal of one tree and vehicle loading ramp, alteration of existing light pole, at Lot 7035 DP 1029310, Gunnedah Showground, View Street, Gunnedah, be approved subject to the following conditions of consent:

A. That development consent be granted subject to the following conditions:

A1. The proposed development shall be carried out generally in accordance with the details set out in the following

- Development Application form lodged 23 July 2015
- Statement of Environmental Effects, prepared by, Robert Witts; dated 1 April 2015; and
- Submitted plans:
 - Prepared by, State Wide Sheds; dated Dec 2007; Rev. B; Drawing No, 12108-S01 (Elevation & Structural Details),
 - Prepared by, State Wide Sheds; dated, March 06; Rev, H; Drawing No. 9734-H (Engineering)
 - Prepared by, State Wide Sheds; dated, 07/09/2015; Quote, 020745; Rev, 07/09/2015 (Floor Plan),
 - Prepared by, applicant; Drawing Ref, (Site Plan), and
 - Prepared by, applicant; Drawing Ref, (Proposed Stable Layout).
- Supporting Documentation:
 - Prepared by, Barson Design; dated, 10 September 2015; Drawing Ref, (Structural Design Certification).

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

B. Prior to Commencement of Building Works

B1. Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development in accordance with Council's Gunnedah Development Control Plan 2012.

Reason: To ensure erosion and sediment control on the development site.

B2. Prior to the commencement of any building works the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of the building. NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.

Reason: To meet statutory requirements.

C. General

C1. All stormwater and surface water runoff from the development and any future or proposed rain water tank shall be collected within the property boundary and directed into the kerb and gutter in View Street.

Reason: To ensure satisfactory drainage whilst ensuring that the surface water is not diverted onto adjoining properties.

C2. Colours and textures of materials of external walls, roof and ancillary structures including water tanks shall be non-reflective and as such will not conflict with the existing landscape.

Reason: To ensure visual amenity of the area is maintained.

C3. All electrical work, must be carried out by a licensed electrician, in accordance with Australian Standard 3000 - 2000.

Reason: To ensure compliance.

C4. Excavations and backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance.

D. During Construction Works

D1. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections

48 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the Environmental Planning and Assessment Act 1979 shall be notified that works are ready for inspection. (Note: Inspections in bold type are mandatory critical stage inspections under the Act and **MUST** be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued).

- (a) Piers (if any) prior to pouring of concrete
- (b) Final inspection prior to use of the building.

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

Reason: To ensure compliance before, during and after construction.

D2. A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

D3. Protection of public places

If the work involved in the construction of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

D4. Toilet facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet, and

- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced. In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

Reason: To ensure environmental health standards are met.

- D5. Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;
Saturday - 8.00am to 1.00pm if audible on other residential premises,
otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

- E. Prior to the issue of an Occupation Certificate
 - E1. Occupation of the building is not to occur until all work has been completed, the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.

Reason: To meet statutory requirements.

- F. That the Development Application be amended to remove C2 and include C1A.

1.10/15P COUNCIL RESOLUTIONS

1. That Development Application No. 2015/071 involving the construction of two new stable blocks, removal of one tree and vehicle loading ramp, alteration of existing light pole, at Lot 7035 DP 1029310, Gunnedah Showground, View Street, Gunnedah, be approved subject to the following conditions of consent;

2. That Condition C1 be amended as follows:

C1 Stormwater from the roof (including overflow pipes from proposed rainwater tanks) is permitted to be discharged within the subject land, a minimum of three metres clear of any building foundations and any adjoining owner and subject to the provision of appropriate erosion and sedimentation devices at the outlet/s.

Reason: To ensure satisfactory drainage whilst ensuring that the surface water is not diverted onto adjoining properties.

3. That Condition C2 be removed.

A. That development consent be granted subject to the following conditions:

A1. The proposed development shall be carried out generally in accordance with the details set out in the following

- Development Application form lodged 23 July 2015
- Statement of Environmental Effects, prepared by, Robert Witts; dated 1 April 2015; and
- Submitted plans:
 - Prepared by, State Wide Sheds; dated Dec 2007; Rev. B; Drawing No, 12108-S01 (Elevation & Structural Details),
 - Prepared by, State Wide Sheds; dated, March 06; Rev, H; Drawing No. 9734-H (Engineering)
 - Prepared by, State Wide Sheds; dated, 07/09/2015; Quote, 020745; Rev, 07/09/2015 (Floor Plan),
 - Prepared by, applicant; Drawing Ref, (Site Plan), and
 - Prepared by, applicant; Drawing Ref, (Proposed Stable Layout).
- Supporting Documentation:
 - Prepared by, Barson Design; dated, 10 September 2015; Drawing Ref, (Structural Design Certification).

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

B. Prior to Commencement of Building Works

B1. Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development in accordance with Council's Gunnedah Development Control Plan 2012.

Reason: To ensure erosion and sediment control on the development site.

B2. Prior to the commencement of any building works the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of the building. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

Reason: To meet statutory requirements.

C. General

- C1.** Stormwater from the roof (including overflow pipes from proposed rainwater tanks) is permitted to be discharged within the subject land, a minimum of three metres clear of any building foundations and any adjoining owner and subject to the provision of appropriate erosion and sedimentation devices at the outlet/s.

Reason: To ensure satisfactory drainage whilst ensuring that the surface water is not diverted onto adjoining properties.

- C2.** All electrical work, must be carried out by a licensed electrician, in accordance with Australian Standard 3000 - 2000.

Reason: To ensure compliance.

C3. Excavations and backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance.

D. During Construction Works

D1. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections

48 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the Environmental Planning and Assessment Act 1979 shall be notified that works are ready for inspection. (Note: Inspections in **bold type** are mandatory critical stage inspections under the Act and **MUST** be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued).

- (c) **Piers (if any) prior to pouring of concrete**
- (d) **Final inspection prior to use of the building.**

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

Reason: To ensure compliance before, during and after construction.

- D2.** A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

D3. Protection of public places

If the work involved in the construction of a building:

- (c) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (d) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

D4. Toilet facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet, and
- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced. In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

Reason: To ensure environmental health standards are met.

D5. Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday	- 7.00am to 5.00pm;
Saturday	- 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

E. Prior to the issue of an Occupation Certificate

- E1.** Occupation of the building is not to occur until all work has been completed, the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.

Reason: To meet statutory requirements.

F. That the Development Application be amended to remove C2 and include C1A.

Council Resolution

Moved Councillor OC Hasler

Seconded Councillor C Fuller

COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST
OC Hasler	X			
RG Swain	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			

Note: This item was dealt with under delegated authority in accordance with the Instrument of Delegation – Planning Environment and Development Committee.

PURPOSE

This development application is being referred to Council for determination as the proposed development site is a Crown Licence, of which Gunnedah Shire Council is the Trustee.

Applicant: Gunnedah Show Society
Owner: Gunnedah Shire Council
Property Description: Lot 7305 DP1029310,
Gunnedah Showground, View Street, Gunnedah

BACKGROUND

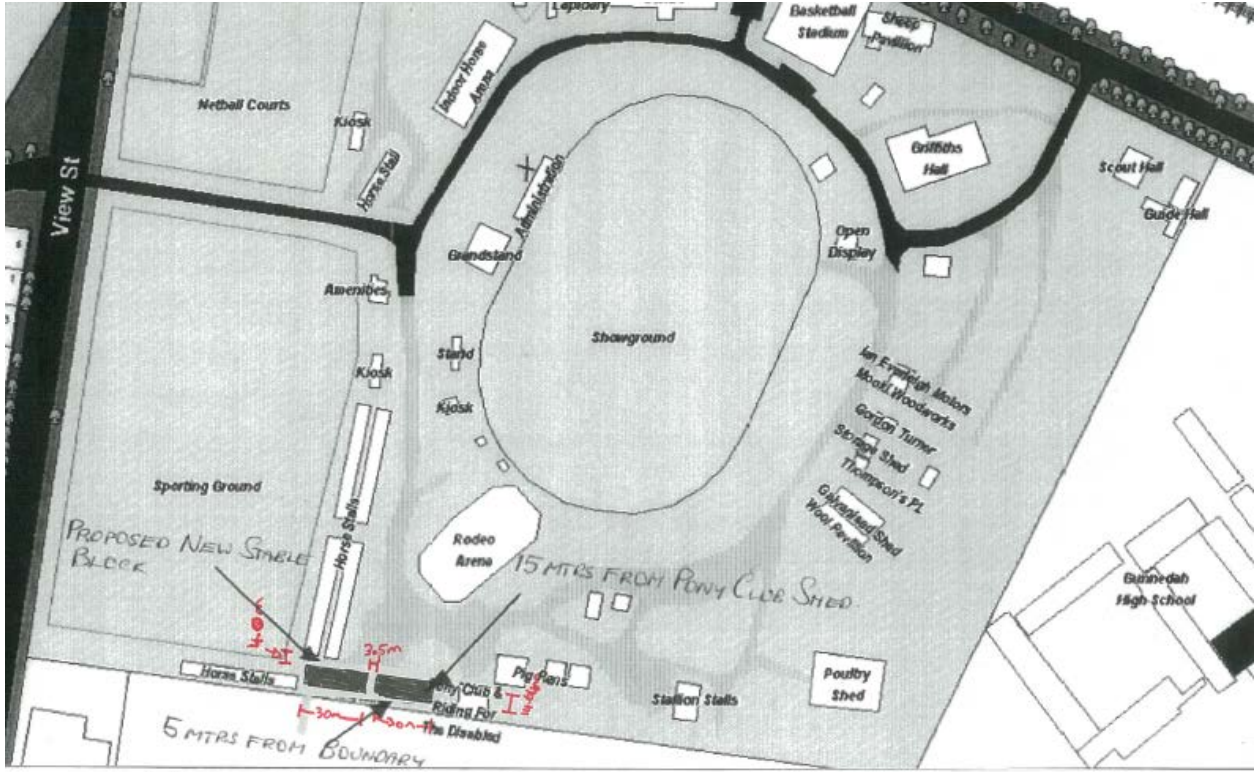
The applicant has previously been granted development consent for the demolition and replacement of stable blocks at the Gunnedah Showground (DA 2013/105). However, upon receipt of the determination by Council, the applicant requested to relinquish their development consent and apply for two separate development consents, one for the demolition of the existing stable block, and one for the construction of a new stable block. The applicant has since submitted a development application for the demolition of the existing stable block (DA 2015/014), which was determined by Council at the February 2015 Ordinary Meeting, with development consent being granted.

The applicant has now lodged a Development Application involving the construction of a new stable block, removal of existing tree and loading ramp, and modification to an existing light pole.

Proposed Development

The proposed development involves the construction of two new stable blocks of 30m x 14.64m x 6.50m, removal of an existing loading ramp and tree, and the alteration of an existing light pole at the Gunnedah Showground.

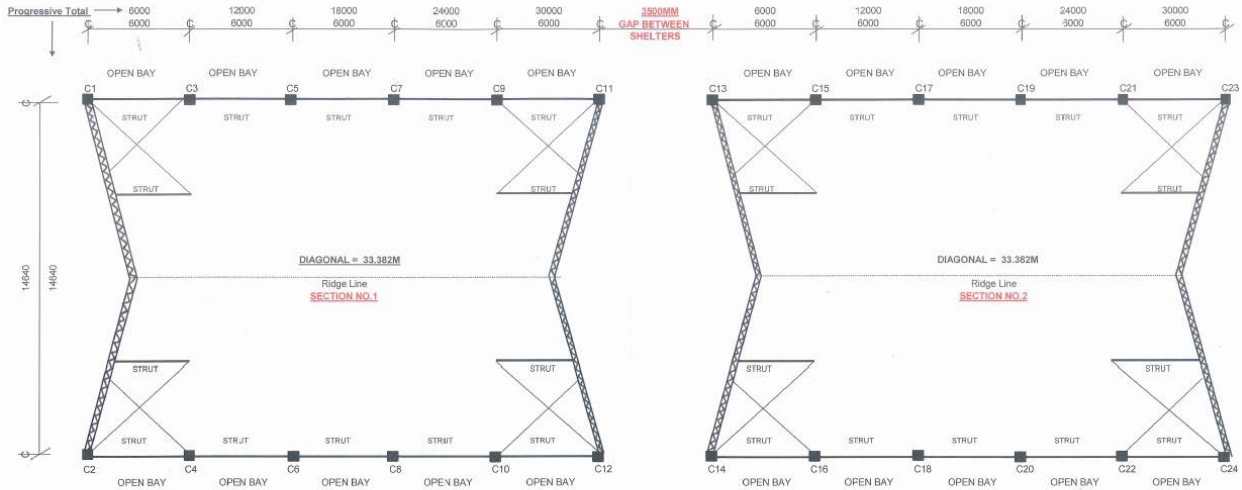
Image one: Site plan and location of proposed new stables



Gunnedah Shire Council
Gunnedah Showground Layout

DISCLAIMER:
Although no care is taken in the preparation of this plan, Gunnedah Shire Council is not responsible for any reprinting or misquoting or other errors.

Image two: Floor Plan



NOT TO SCALE - FLOOR PLAN

Diagonal	Width O/A	Length O/A
33.382	14640	30000

SECTION NO.1

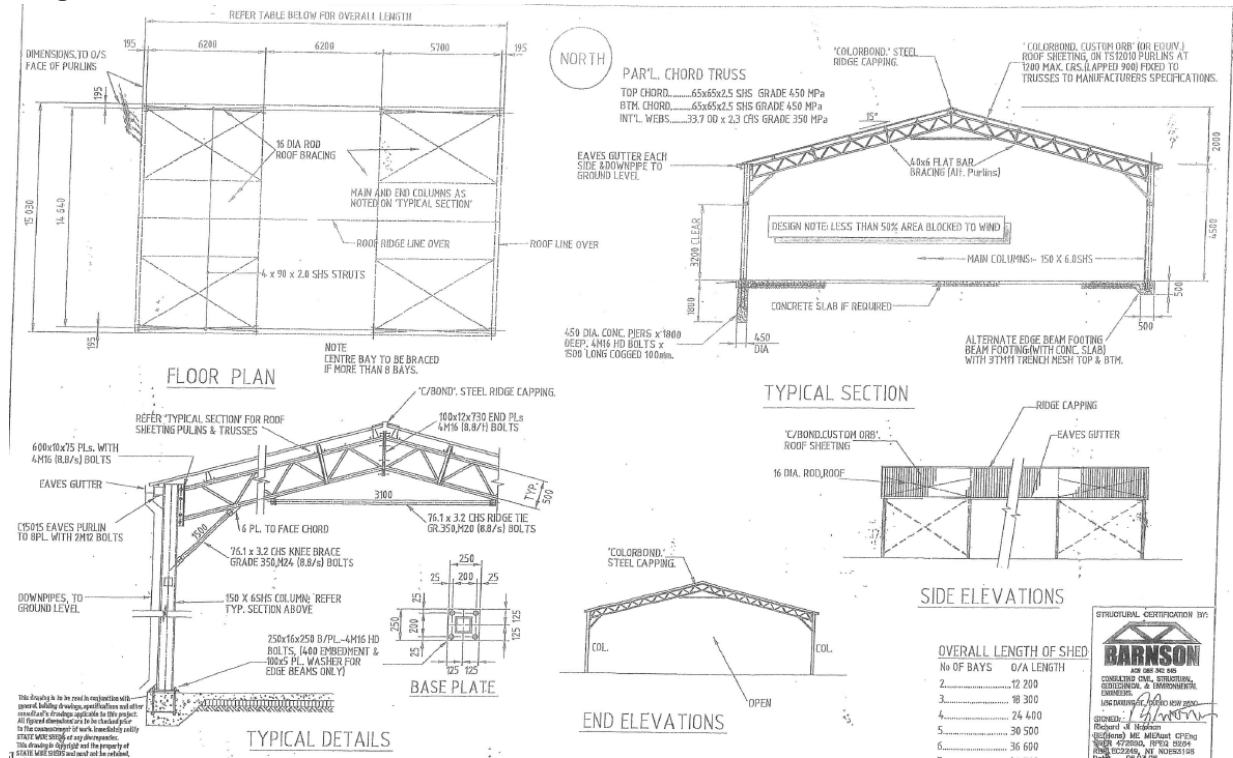
Diagonal	Width O/A	Length O/A
33.382	14640	30000

SECTION NO.2

DRAWN: J. Mans
DATE: 7/15
APPROVAL:
DATE:
AS BUILT:

Checked with J. Mans

Image Three: Elevations



COMMENTARY

Issues

S79C(1)(a)(i) the provisions of any environmental planning instrument

The development site is zoned RE1 *Public Recreation* under the *Gunnedah Local Environmental Plan 2012*. The proposed development is to be utilised for outdoor recreation activities and is complimentary to existing development located on the site. The proposed development is a permissible land use within the site zoning.

Gunnedah Local Environmental Plan 2012

5.9 Tree Preservation Order.

The proposed development will require the removal of one 'Mille Tree' from the development site. Council's DCP do3s not contain any provisions pertaining to the protection of trees.

OTHER – SEPP

State Environmental Planning Policy No. 44 – Koala Habitat

The development site has previously been highly modified and does not contain greater than 15% koala feed trees.

State Environmental Planning Policy No. 55 – Remediation of Land

An assessment of Council records and documents submitted with the development application do not indicate any past uses of the development site that may have led to site contamination.

S79C(1)(a)(iii) provisions of any development control plan

1.7 – Consultation

The development application is considered consistent with existing land uses and is considered to have nil to minor impact on adjoining allotments. Hence, notification of the application was not deemed necessary.

6.6.1 – Environmental Effects

A condition will be imposed that control measures for erosion and sediment runoff be put in place during construction of the proposed development. The proposed development is to replace existing stables located on the development site, with the footprint of the existing building to be slightly increased. The proposed development is not expected to result in increased noise generation above acceptable levels.

S79C91)(b) *the likely environmental impacts on the natural and built environment and social and economic impacts in the locality*

Context and setting

The development site is located within the Gunnedah Showground, which is zoned RE1 *Public Recreation* under the *Gunnedah Local Environmental Plan 2012*. The development site contains existing stables and various other recreational developments. The proposed development will not result in a change of use of the locality. The proposed development is considered complimentary to existing site development.

Access, transport and traffic

The development site contains existing access and vehicle parking which are considered sufficient and capable of supporting the volume of traffic that will be associated with the use of the proposed development. The proposed development will therefore not require the provision of extra vehicle access or parking.

Site design and internal design

The proposed development will result in an increase in building footprint; however it is to be located in a similar position to the existing stable block (which has been previously granted demolition consent), reducing the likelihood of any adverse environmental impacts associated with the development. The proposed development is to be located with adequate setback between the adjoining site boundary (5m), pony club shed (15m), existing horse stalls (4.0m), with a separation of 3.5m between the proposed stable blocks.

The suitability of the Site for the Development

The proposed development is to be located in a similar position to the existing stable block, minimising any adverse environmental impacts on the site. The proposed development is to be located with adequate setbacks from existing site infrastructure and boundaries. The proposed development is considered suitable for the development site.

Conclusion

The proposed development is considered to be appropriate for the development site and complimentary to existing development on the subject site. It is recommended that the development application be granted consent, subject to conditions.

PLANNING ENVIRONMENT AND DEVELOPMENT OBJECTIVES 2015/16

OBJECTIVE NO	MANAGEMENT PLAN REF. PAGE	OBJECTIVE	HOW WILL THIS BE ACHIEVED	TARGET DATE	STATUS	REVISED DATE
1.		Waste Management Strategy	Implementation of Waste Management and Environmental Initiative	June 2019		
2.		Namoi Parklands Riverine Program	Biannual Review	August 2016	Stage 1 Complete Stage 2 Complete Stage 3 Work Commenced Stage 4 Work Commenced	
3.		Gunnedah Strategic Planning Review		September 2016	Draft Urban Landuse Strategy presented to Planning Environment & Development Committee May 2015 for endorsement for exhibition. Referred to June 2015 Council meeting. Draft Gunnedah Urban Landuse Strategy on exhibition- closes 28 August 2015	
4.	Koala Habitat Improvement	Adoption and implementation of Koala Management Strategy	Consideration at August 2015 Planning Environment & Development Meeting for exhibition	September 2016		
5.	Enforcement Policy	Development and adoption of Enforcement Policy	June 2016	June 2016		
6.	Floodplain Management	Completion of Blackjack Creek Flood Mitigation Project	Property Acquisition Commenced	June 2017 Negotiations Ongoing. Compulsory Acquisition Commenced		

There being no further business the meeting closed at 4.32pm

**Councillor RG Swain
CHAIRPERSON**